

PLANNING DEPARTMENT
County of Hawaii
Hilo, Hawaii

APPLICATION FOR ADMINISTRATIVE VARIANCE)
by)
FOODLAND SUPERMARKETS, LTD.) ADMINISTRATIVE
from) VARIANCE NO. 61
MAXIMUM LIMIT OF TEN (10) PERCENT)
REQUIREMENT FOR COMPACT STALLS)
in)
HALEKII, SOUTH KONA, HAWAII)
_____)

ADMINISTRATIVE VARIANCE PERMIT

The Planning Director of the County of Hawaii Planning Department reviewed the application of FOODLAND SUPERMARKETS, LTD. for a variance from the maximum limit of ten (10) percent requirement for compact stalls, more specifically, to allow the provision of twenty-three (23) percent compact parking stalls in lieu of the maximum requirement of ten (10) percent for a proposed office complex at Halekii, South Kona, Hawaii, Tax Map Key 8-1-03:Portion of 59.

After reviewing the case, the Planning Director has found:

That approval of the request to allow up to twenty-three (23) percent of the required parking stalls designated for compact cars will not be contrary to the purpose and intent of the parking provisions of the Zoning Code. The purpose of these provisions is to assure that adequate parking is provided in conjunction with any uses which are established or contemplated.

According to the method of calculating the parking requirements, a minimum of one hundred seventeen (117) stalls are required for the proposed office building. The petitioner, however, intends to provide a total of one hundred twenty (120) parking stalls; thus, providing three (3) more stalls than required. Therefore, although the maximum compact stall requirements will be exceeded, more than adequate numbers of parking stalls will be provided for the office complex.

That there are unusual circumstances which would substantiate the request. In a study conducted by Belt, Collins & Associates in 1977, it was found at that time that the proportion of compact cars within the County of Hawaii is more than fifty (50) percent. Due to the increasing cost of fuel, it is determined that the proportion of compact cars within the County has and will continue to increase. As such, it is felt under these circumstances, the twenty-three (23) percent proportion of compact car stalls would be a reasonable request, and that the approval of it will not militate against the Zoning Code provisions for parking, be detrimental to the public interest or welfare, nor will it adversely affect surrounding properties and their improvements nor be contrary to the intent of the County General Plan.

Furthermore, based on the unusual circumstances described above, the granting of the variance will not constitute a grant of personal or special privilege inconsistent with the limitations of other properties under identical district classification.


Therefore, the Planning Director hereby grants to the applicant a variance to allow the provision of twenty-three (23) percent compact parking stalls in lieu of the maximum requirement of ten (10) percent for a proposed office complex at Halekii, South Kona, Hawaii, Tax Map Key 8-1-03:Portion of 59, pursuant to the authority vested in him by the County Charter, subject to the following conditions:

1. That the petitioner or its authorized representative shall submit plans for the proposed development, including the parking layout, and secure final plan approval within one (1) year from the effective date of the Permit.
2. That all other applicable rules, regulations, and requirements be complied with.

Should any of the foregoing conditions not be met, the Administrative Variance Permit may be deemed null and void.

The effective date of this permit shall be from July 1, 1981.

Dated at Hilo, Hawaii, this 31st day of July, 1981.



SIDNEY M. FUKU, Director
Planning Department

APPROVED AS TO FORM AND LEGALITY:



Deputy Corporation Counsel
County of Hawaii

Date: 29 July 81

CERTIFIED MAIL

July 1, 1981

Foodland Super Markets, Ltd.
P. O. Box 22099
Honolulu, HI 96822

Gentlemen:

Foodland Super Markets, Ltd. Variance Application (V81-11)
Number of Compact Parking Stalls
Tax Map Key: 8-1-03:Portion of 59

After review of your application and the information presented to date, the Planning Director is hereby certifying the approval of the variance to allow the provision of twenty-three (23) percent compact parking stalls in lieu of the maximum requirement of ten (10) percent for a proposed office complex.

Approval of this request is based on the following findings:

That approval of the request to allow up to twenty-three (23) percent of the required parking stalls designated for compact cars will not be contrary to the purpose and intent of the parking provisions of the Zoning Code. The purpose of these provisions is to assure that adequate parking is provided in conjunction with any uses which are established or contemplated.

According to the method of calculating the parking requirements, a minimum of one hundred seventeen (117) stalls are required for the proposed office building. The petitioner, however, intends to provide a total of one hundred twenty (120) parking stalls; thus, providing three (3) more stalls than required. Therefore, although the maximum compact stall requirements will be exceeded, more than adequate numbers of parking stalls will be provided for the office complex.

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Furthermore, based on the unusual circumstances described above, the granting of the variance will not constitute a grant of personal or special privilege inconsistent with the limitations of other properties under identical district classification.

The conditions of approval are as follows:

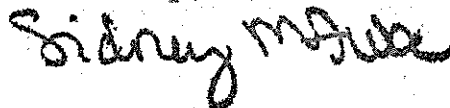
1. That the petitioner or its authorized representative shall submit plans for the proposed development, including the parking layout, and secure final plan approval within one (1) year from the effective date of the Permit.
2. That all other applicable rules, regulations, and requirements be complied with.

Should any of the foregoing conditions not be met, the Permit may be deemed null and void.

Please be informed that the official Variance Permit will be forthcoming under separate cover.

Should you have any questions in the meantime, please feel free to contact us.

Sincerely,



SIDNEY FUKU
Planning Director

SF:wkm

cc: Planning Commission
Dennis Shigeoka

bcc: Masa